



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of April 27, 1987

Present: Sillers, Davis, Tobin, Raftery and Chaput

Minutes and Mail

The mail was distributed and read. A letter from the Federal Emergency Management Agency with respect to a 30 day comment period upon the proposed Flood Insurance Rate Map for Carlisle was read. It was requested that the "Carlisle Mosquito" publish some article that would alert potentially affected residents. The minutes of April 13, 1987 were read, moved for acceptance, duly seconded and unanimously passed.

ANR Plan - Concord Properties, Concord Street

A plan of land off Concord Street drawn by Stamski and McNary dated April 22, 1987 for Concord Properties Inc. was submitted. It seems apparent from the Plan that the common driveway application may require revision to accurately reflect the true lot numbers. A request will be made to Bill McNary to appear at the meeting on May 11 to explain this Plan. No action was taken.

Hayes Farm Section 2 Subdivision Plan

The Board of Health voted to reject the subdivision plan for reasons stated in its letter of April 22, 1987. Grant Wilson and George Foote spoke to issues raised at the last meeting on this matter. Mr. Foote said that 27 acres of the subdivision is non-wetland; flooding was not beyond the calculations supplied by the engineer; only three houses are within 100 feet of the wetland; density is less than that at Elizabeth Ridge. Ms. Sillers raised the issue of pesticides affecting the wetland. Mr. Foote responded that that is a valid concern but that would have been true if the entirety of the Bisbee Land were developed. The Board would have liked to have Members Sherr and Leask here to comment, but Mr. Wilson believed he addressed his concerns in a telephone conversation earlier this day. Mrs. Chaput indicated that this area consisting of both the Irwin and Bisbee parcels has been examined by the Board for quite some time and it was preferable, and perhaps a tacit understanding, to have the land develop in a manner shown on the two subdivision plans. The advantage to these plans are fewer houses on Concord Street, less impact to the wetlands and perhaps less development than would otherwise take place. Member Tobin was concerned about the trail easement and certain cutting and filling proposed by the Plan. The discussion then centered on the Board of Health letter dated April 22 disapproving the Plan. The letter does not comply with the statutory requirements of M.G.L. c.41 Sec. 81U and it was decided to telephone Pat Cutter for clarification. Mrs. Chaput related that the Board of Health now has oral information that the Plan

may be alright, but a conditional approval may be based on Board of Health approval. A motion was made to grant the waivers requested in writing and as enumerated in the minutes of April 13, 1987, specifically (1) names and addresses of abutters on plan, (2) red ink not used on original drawings, (3) road length greater than 1,000' to 2,520', (4) a road width less than 24 feet to 18 feet and (5) no bike/footpath. Duly seconded, it was passed by a vote of 4 in favor, none opposed and one abstention (Mr. Raftery). A motion was then made to approve the subdivision on the conditions that (1) no lot shall be built upon without consent by the Board of Health, (2) trail easement connections between the cul-de-sac and the western subdivision boundary be shown on the plan along the boundary between lots 14 and 15 and all trail easements shown or to be shown on the plan being granted to the Town, (3) all drainage calculations and other design features are acceptable to the town engineers, CV&P. Duly seconded, the motion passed upon a vote of 3 in favor, none opposed and two abstentions (Messrs. Tobin and Raftery).

ANR Plan - Boyce, Robbins Drive

A Plan drawn for Charles B. Boyce drawn by BSC-Bedford dated April 23, 1987 showing three lots, Lots 18, 19 and B on Robbins Drive was submitted. The Plan was approved on a unanimous vote.

Police Station

The plan shows a 22 foot driveway, but, as Member Sillers reports, the Historical Commission is concerned. It believes that a 16 foot width is more appropriate, but the 22 foot width may be a standard design.

Planning Assistant

Member Davis placed advertisements in the "Mosquito" and the APA publication. He also will place an ad in the Beacon publications.

A motion to adjourn was made at 10:35 P.M.

Respectfully submitted,

Thomas J. Raftery